

066.0

0004

0006.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
868,800 / 868,800
868,800 / 868,800
868,800 / 868,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		JOHNSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SU TIANXIANG	
Owner 2:	
Owner 3:	

Street 1: 43 JOHNSON ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: OBRIEN MICHAEL J -	
Owner 2: OBRIEN SHEILA M -	

Street 1: 43 JOHNSON ROAD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .162 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1954, having primarily Wood Shingle Exterior and 2340 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
Z R1 SINGLE FA	100	water		

o		Sewer	
n		Electri	

Census:		Exempt	
Flood Haz:			

D		Topo	1	Level
s		Street		

t		Gas:	
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LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	7073	Sq. Ft.	Site	0	70.	0.89	12										442,534						442,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7073.000	426,300		442,500	868,800		42377
							GIS Ref
							GIS Ref
							Insp Date
							11/09/18



USER DEFINED

Prior Id # 1: 42377	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	02:35:29
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	426,300	0	7,073.	442,500	868,800		Year end	12/23/2021
2021	101	FV	413,300	0	7,073.	442,500	855,800		Year End Roll	12/10/2020
2020	101	FV	413,300	0	7,073.	442,500	855,800	855,800	Year End Roll	12/18/2019
2019	101	FV	312,000	0	7,073.	410,900	722,900	722,900	Year End Roll	1/3/2019
2018	101	FV	312,000	0	7,073.	410,900	722,900	722,900	Year End Roll	12/20/2017
2017	101	FV	312,000	0	7,073.	360,300	672,300	672,300	Year End Roll	1/3/2017
2016	101	FV	312,000	0	7,073.	328,700	640,700	640,700	Year End	1/4/2016
2015	101	FV	304,200	0	7,073.	290,800	595,000	595,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OBRIEN MICHAEL	63931-284		7/17/2014		684,500	No	No		
O BRIEN SUZANNE	31081-516		1/26/2000		294,000	No	No		
TAMOSH GEORGE M	23324-183		6/18/1993		160,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/4/2014	944	Re-Roof	5,160	8/4/2014				Strip and re-roof.	11/9/2018	MEAS&NOTICE	BS	Barbara S
7/17/1995	330		22,000					ADD 2ND FLOOR 24X3	5/14/2015	SQ Returned	MM	Mary M
									8/4/2014	Info Fm Prmt	PC	PHIL C
									3/20/2009	Meas/Inspect	189	PATRIOT
									10/7/1999	Mailer Sent		
									10/7/1999	Measured	267	PATRIOT
									3/25/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 2	Rating: Good			BSMT SINK.									
Sty Ht: 2A	2 Sty +Attic			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath:	Rating:												
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:												
Sec Wall:			%	OthrFix: 1	Rating: Good												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1									
Color: BEIGE				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Fpl: 1	Rating: Good			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2									
Year Blt: 1954	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdict: G15	Fact: .			Floor:				Totals				RMs: 7	BRs: 4	Baths: 2	HB		
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Exterior:	No Unit	RMS	BRS	FL	1	7	4				
Prim Int Wal	1	- Drywall		Functional:	%	Interior:											
Sec Int Wall:	%			Economic:	%	Additions:											
Partition:	T	- Typical		Special:	%	Kitchen:											
Prim Floors:	3	- Hardwood		Override:	%	Baths:											
Sec Floors:	%			Total:	18.6 %	Plumbing:											
Bsmt Flr: 12	- Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 130.00	COMPARABLE SALES				Heating:								
Bsmt Gar:				Size Adj.: 1.21089745	Rate	Parcel ID	Typ	Date	Totals				General:				
Electric:	3	- Typical		Const Adj.: 0.99989998					1	7	4						
Insulation:	2	- Typical		Adj \$ / SQ: 157.401													
Int vs Ext: S				Other Features: 92950													
Heat Fuel: 2	- Gas			Grade Factor: 1.10													
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100				LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 523769													
% Com Wal	% Sprinkled			Depreciation: 97421													
				Deprecated Total: 426348													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
Make: [] Model: []																	
SPEC FEATURES/YARD ITEMS				Serial #:				Year:									
				Color:													
PARCEL ID 066.0-0004-0006.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y		1 10X12	A	AV	2006	0.00	T	10.4	101					
More: N				Total Yard Items: []				Total Special Features: []				Total: []					